

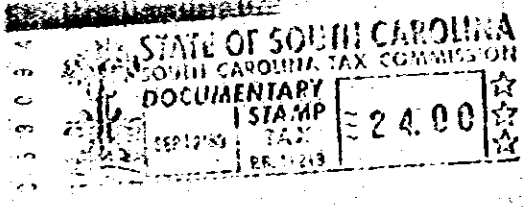
FILED  
GREENVILLE CO. S. C.

SEP 12 12 00 PM '80

**MORTGAGE**

(Renegotiable Rate Mortgage)

2885  
1515  
575  
This instrument was prepared by:  
**FOSTER & RICHARDSON**  
**ATTORNEYS AT LAW**  
POST OFFICE BOX 2123  
GREENVILLE, S. C. 29602



THIS MORTGAGE is made this 11 day of September, 1980, between the Mortgagor, Carroll A. Campbell, Jr. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note date September 11, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville & Laurens, State of South Carolina: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, Counties of Greenville and Laurens, on the eastern side of Neely Ferry Road, also known as Fairview Road, as is more fully shown by reference to plat made by W. M. Nash, Surveyor, dated April 2, 1929, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Neely Ferry Road in the line of property of John A. Chapman and running thence N. 70-40 E. 10.92 chains, more or less, to a stone; thence S. 29-30 E. 8.19 chains to a stone; thence N. 80-30 E. 10.20 chains to a stone; thence S. 79-30 E. 2 chains to a stone; thence S. 49-30 E. 11.59 chains to a white rock; thence S. 66-15 W. 29.60 chains to the center of Neely Ford Road; thence with the center of Neely Ford Road N. 12-0 W. 9.25 chains to a point; thence continuing with the center of Neely Ford Road to the point of beginning and containing 43 acres, more or less; 24.75 acres, more or less, of which are located in Laurens County and 18.25 acres, more or less, of which are located in Greenville County, as result of relocating county line subsequent to purchase by mortgagor herein.

LESS, HOWEVER, that 30'x20' parcel conveyed to Rabon Creek Rural Water District, more fully described in deed dated February 23, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1087 at Page 816 on March 5, 1979.

This is the same property conveyed to mortgagor herein by deed from William R. Lasley, Jr. and Mary W. Lasley recorded in Deed Book 923 at Page 379, on August 24, 1971.

This mortgage is junior to that mortgage in favor of Fidelity Federal Savings & Loan Association in the amount of \$75,000.00 recorded in the RMC Office for Greenville County, August 28, 1975, in Mortgage Book 1347 at Page 300.

which has the address of Fairview Road, Fountain Inn, South Carolina 29644 (herein "Property Address");  
(Street) (City)  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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